

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: SIOUX COUNTY
Local Government Number: 84

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIOUX COUNTY AREA 1 URBAN RENEWAL	84050	8

TIF Debt Outstanding: 5,305,904

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	46,436	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	472,230
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	472,230

Rebate Expenditures:	0
Non-Rebate Expenditures:	512,000
Returned to County Treasurer:	0
Total Expenditures:	512,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	6,666	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 4,787,238

Urban Renewal Area Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL
 UR Area Number: 84050
 UR Area Creation Date: 11/2004

To foster economic development in the area by building infrastructure including a road development. For the amendment, we are paving a road to Trans Ova Genetics to facilitate transportation to the corporation.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM	84283	84284	7,529,054
PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM	84285	84286	2,711,702
W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM	84287	84288	4,240,435
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM	84305	84306	8,067,453
WELCOME TWP/BOYDEN HULL SCH/210-T INCREM	84307	84308	659,310
WELCOME TWP/SIOUX CENTER SCH/520-T INCREM	84309	84310	263,404
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM	84383	84384	0
WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM	84385	84386	28,550

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,384,720	7,678,050	926,310	8,057,720	0	-3,704	44,043,096	0	44,043,096
Taxable	12,241,545	4,279,244	833,679	7,251,948	0	-3,704	24,602,712	0	24,602,712
Homestead Credits									37

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

46,436

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 472,230
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 472,230

Rebate Expenditures: 0
 Non-Rebate Expenditures: 512,000
 Returned to County Treasurer: 0
Total Expenditures: 512,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

6,666

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For SIOUX COUNTY AREA 1 URBAN RENEWAL

Road Paving - Garfield Ave

Description:	Paving Garfield Ave b/w 420th-390th Streets to facilitate Center Fresh Egg
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payments to American State Bank for G.O. Bond Admin Charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Road Paving - 380th Street

Description:	Paving 380th St b/w Goldfinch E to Hwy 75 to facilitate Trans Ova traffic
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIOUX COUNTY AREA 1 URBAN RENEWAL

2005 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,420,000
Interest:	456,337
Total:	3,876,337
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

Intrafund Loan to Secondary Roads

Debt/Obligation Type:	Internal Loans
Principal:	1,428,817
Interest:	0
Total:	1,428,817
Annual Appropriation?:	No
Date Incurred:	11/19/2004
FY of Last Payment:	2022

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	750
Interest:	0
Total:	750
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

Non-Rebates For SIOUX COUNTY AREA 1 URBAN RENEWAL

TIF Expenditure Amount:	460,800
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - Garfield Ave

TIF Expenditure Amount:	51,200
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - 380th Street

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM
 TIF Taxing District Inc. Number: 84284
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,434,560	1,934,840	0	0	0	-1,852	16,367,548	0	16,367,548
Taxable	6,452,553	1,078,353	0	0	0	-1,852	7,529,054	0	7,529,054
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,447,478	7,529,054	7,529,054	0	0

FY 2016 TIF Revenue Received: 150,983

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM
 TIF Taxing District Inc. Number: 84286
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,488,820	711,270	342,990	0	0	0	5,543,080	0	5,543,080
Taxable	2,006,595	396,416	308,691	0	0	0	2,711,702	0	2,711,702
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,181,435	2,711,702	2,711,702	0	0

FY 2016 TIF Revenue Received: 54,893

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM
 TIF Taxing District Inc. Number: 84288
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,020,370	4,247,230	583,320	0	0	-1,852	7,849,068	0	7,849,068
Taxable	1,350,171	2,367,128	524,988	0	0	-1,852	4,240,435	0	4,240,435
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,537,155	4,240,435	4,240,435	0	0

FY 2016 TIF Revenue Received: 85,694

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM
 TIF Taxing District Inc. Number: 84306
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,776,950	67,050	0	7,930,090	0	0	10,774,090	0	10,774,090
Taxable	1,241,356	37,370	0	7,137,081	0	0	8,415,807	0	8,415,807
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,706,637	8,067,453	8,067,453	0	0

FY 2016 TIF Revenue Received: 161,455

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: WELCOME TWP/BOYDEN HULL SCH/210-T INCREM
 TIF Taxing District Inc. Number: 84308
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,078,850	111,560	0	127,630	0	0	1,318,040	0	1,318,040
Taxable	482,267	62,176	0	114,867	0	0	659,310	0	659,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	441,824	659,310	659,310	0	0

FY 2016 TIF Revenue Received: 13,100

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: WELCOME TWP/SIOUX CENTER SCH/520-T INCREM
 TIF Taxing District Inc. Number: 84310
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	447,560	113,640	0	0	0	0	561,200	0	561,200
Taxable	200,068	63,336	0	0	0	0	263,404	0	263,404
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	178,696	263,404	263,404	0	0

FY 2016 TIF Revenue Received: 5,244

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM
 TIF Taxing District Inc. Number: 84384
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	709,750	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM
 TIF Taxing District Inc. Number: 84386
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,137,610	492,460	0	0	0	0	1,630,070	0	1,630,070
Taxable	508,535	274,465	0	0	0	0	783,000	0	783,000
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,601,520	28,550	28,550	0	0

FY 2016 TIF Revenue Received: 861